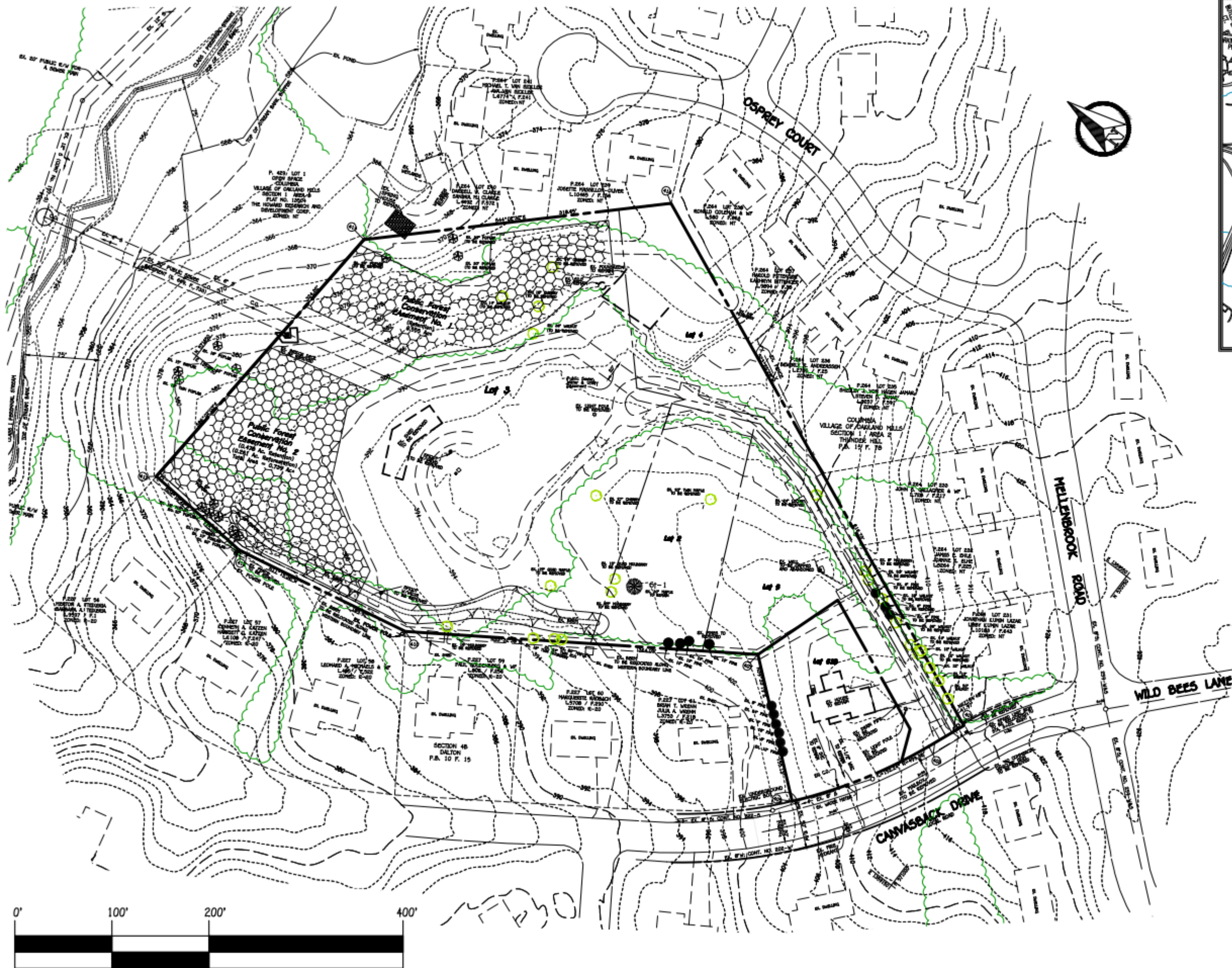


JORDAN OVERLOOK

JORDAN OVERLOOK

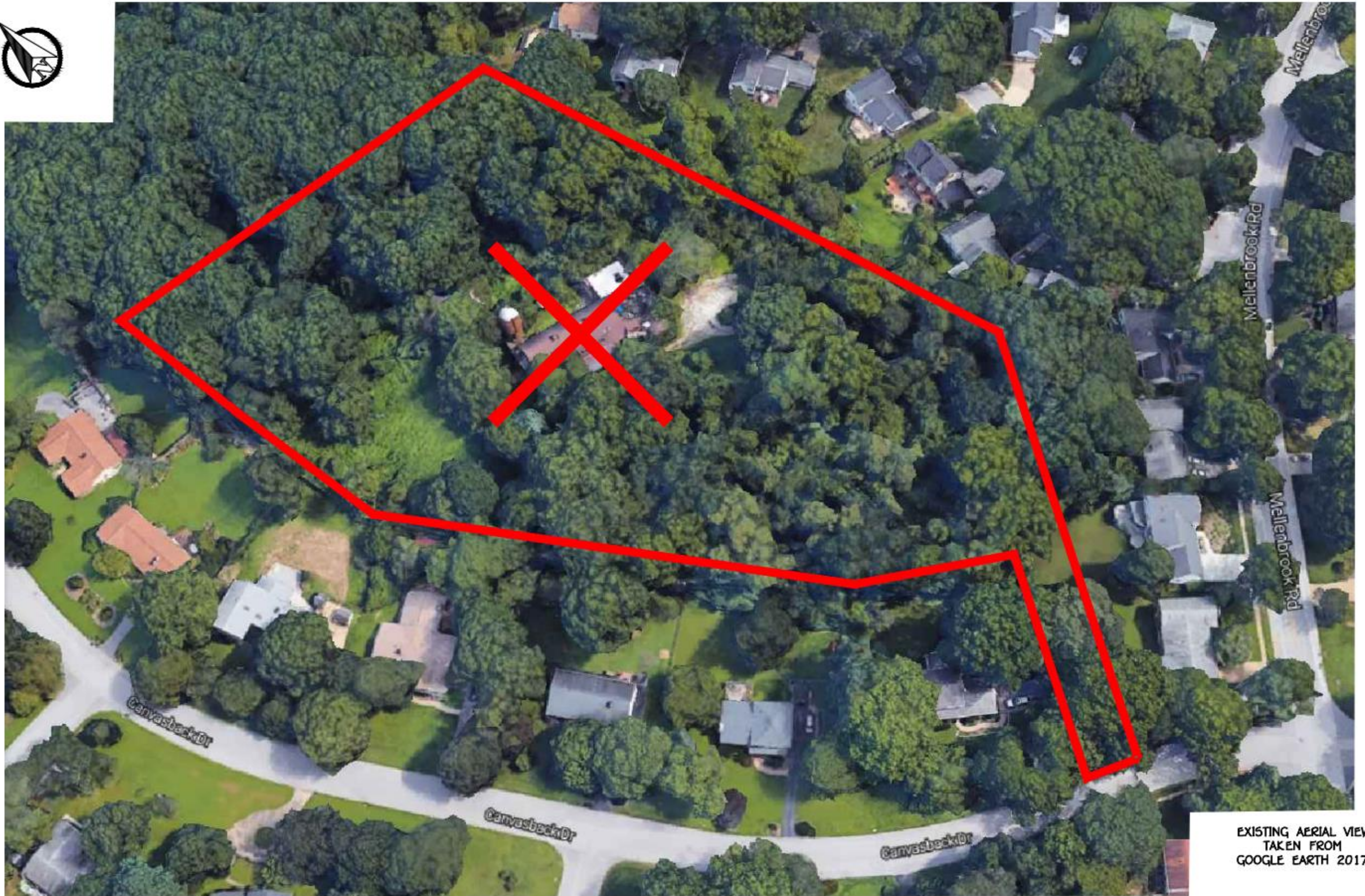
ACTIVE ADULT LAND USE PLAN



REFERENCE: ADC MAP 4935, G3
VICINITY MAP
 SCALE: 1" = 1200'

SPECIMEN TREE CHART

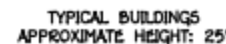
KEY (IN)	SPECIES	SIZE (IN DBH)	AGE (YRS)	COMMENTS
1	HAWK	30"	40"	200'



EXISTING AERIAL VIEW
TAKEN FROM
GOOGLE EARTH 2017

 NOTE: AERIAL VIEW WAS TAKEN PRIOR TO FIRE WHICH REMOVED RESIDENCE

1. PROPERTY ZONED R-12 PER 10/6/13
2. PROPOSED CONVENTIONAL USE: AREA RESTRICTED
3. GROSS TOTAL ACRES REQUIRED = 5.53 ACRES (APPROXIMATE)
4. FLOODPLAIN AREA = 0 AC
5. TOTAL TRACT AREA = 6.63 AC
6. STEEP SLOPED AREA = 0 AC
7. TRACT AREA = 6.63 AC
8. MAXIMUM DENSITY
9. 5.53 ACRES X 4 UNITS / NET ACRE = 22.1 OR 22 UNITS
10. OPEN SPACE BUILDING
- A. OPEN SPACE PROVIDED = 1.93 AC
- (1.93 AC X 2.5) = 4.82 AC
- B. OPEN SPACE REQUIRED = 3.74 AC
1. GATED OPEN SPACE = 2.49 AC
2. NON GATED OPEN SPACE = 1.25 AC
11. COMMUNITY BUILDING AREA REQUIRED = 408 SQ FT
- (21 UNITS X 20 SQ FT/UNIT)
- COMMUNITY BUILDING PROVIDED = 500 SQ FT
12. PARKING BUILDING
- A. PARKING SPACE REQUIRED = 54 SPACES
- 1 (21 UNITS X 2.5 GARAGE SPACES/UNIT) = 52 SPACES
- 2 (COMMUNITY BUILDING)
- OVERFLOW VISITOR PARKING (500 SQ FT X 10 SPACES PER 1,000 SQ FT) = 5 SPACES
- 52 UNITS X 0.3 SPACES/UNIT) = 7 SPACES
- B. PARKING SPACE PROVIDED = 59 SPACES
- (52 UNITS X 2.5 GARAGE SPACES/UNIT) = 54 SPACES
- 2 (COMMUNITY BUILDING)
- (500 SQ FT X 10 SPACES PER 1,000 SQ FT) = 5 SPACES
- OVERFLOW VISITOR PARKING (500 SQ FT X 10 SPACES PER 1,000 SQ FT) = 5 SPACES








SCALE: 1" = 2400'

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

CONDITIONAL USE
AGE RESTRICTED DEVELOPMENT

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

- (4) MINIMUM HEIGHT: -- 40 FEET
- (a) APARTMENTS -- 40 FEET
- (b) EXCEPT IN R-24-B, R-24-C AND R-4PT -- 55 FEET
- (c) OTHER PRINCIPAL STRUCTURES -- 34 FEET
- (d) ACCESSORY STRUCTURES -- 15 FEET
- (5) MINIMUM STRUCTURE AND USE DETAIL:
- (a) FROM PUBLIC STREET RIGHT-OF-WAY -- 30 FEET
- (b) FROM RESIDENTIAL LOTS IN RC, R2, R3, R-2D, R-2E, R-2F, R-2G OR R-2C DISTRICTS: APARTMENTS -- 100 FEET
- (c) SINGLE-FAMILY ATTACHED -- 25 FEET
- (d) SINGLE-FAMILY DETACHED, SEMI-DETACHED, AND MULTI-FLEX -- 30 FEET
- (e) FROM OPEN SPACE, MULTI-FAMILY OR NON-RESIDENTIAL USES IN RC, R2, R-2D, R-2E, R-2F, R-2G OR R-2C -- 30 FEET
- (f) FROM ZONING DISTRICTS: RC, R2, R3, R-2D, R-2E, R-2F OR R-2C -- 30 FEET
- (6) MINIMUM STRUCTURE SETBACK: FROM INTERIOR ROADWAY OR DRIVEWAY FOR UNITS WITH GARAGES -- 20 FEET
- (7) MINIMUM STRUCTURE SETBACK: FROM LOT LINES FOR SINGLE-FAMILY DETACHED OR MULTI-FLEX UNITS
- (a) SIDE -- 10 FEET
- (b) EXCEPT ZONING LOT LINE SWELLINGS -- 0 FEET
- (c) A MINIMUM OF 10 FEET MUST BE PROVIDED BETWEEN STRUCTURES
- (d) REAR -- 30 FEET
- (8) MINIMUM DISTANCE BETWEEN SINGLE-FAMILY DETACHED AND/OR ATTACHED DWELLINGS:
- (a) FOR UNITS ORIENTED FACE-TO-FACE -- 30 FEET
- (b) FOR UNITS ORIENTED SIDE-TO-SIDE -- 15 FEET
- (c) FOR UNITS ORIENTED FACE-TO-SIDE OR SIDE-TO-SIDE -- 30 FEET
- (d) FOR UNITS ORIENTED REAR-TO-REAR -- 45 FEET
- (e) FOR UNITS ORIENTED FACE-TO-REAR -- 30 FEET

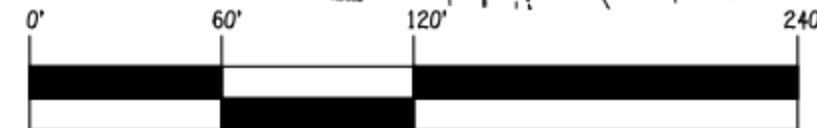
LANDSCAPING PLANT LIST			
TOTAL	KEY	NAME	SIZE
10		ACER RUBRUM 'RED SUNSET' RED SUNSET® RED MAPLE	2 1/2'- CALIFOR. FL. ORDIN. #
25		ELAEAGNUS 'GOLDEN RAIN' GOLDEN RAIN® ELAEAGNUS	5'- 6' S&B
20		PRUNUS STROBUS EASTERN WHITE PINE	5'-6" HT. S&B
4		TELA ARIZONICA ARIZONIAN LINDEN	5'-6" HT. S&B
4		QUERCUS ALBA WHITE OAK	4'-3" HT. S&B

*THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18.124 OF THE HONOLULU COUNTY CODE AND THE LANDSCAPE HURVUL. FINANCIAL SURETY FOR THE 7 SHADE TREES AND 2 OVERGROWTH TREES IN THE AMOUNT OF \$2400.00 HAS BEEN POSTED AS PART OF THE WATER AND SEWER DEVELOPMENT AGREEMENT.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PAVING SPACES	14
NUMBER OF TREES REQUIRED (1:10)	2

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	21
NUMBER OF TREES REQUIRED (10% OF)	21
(10% OF 210)	-

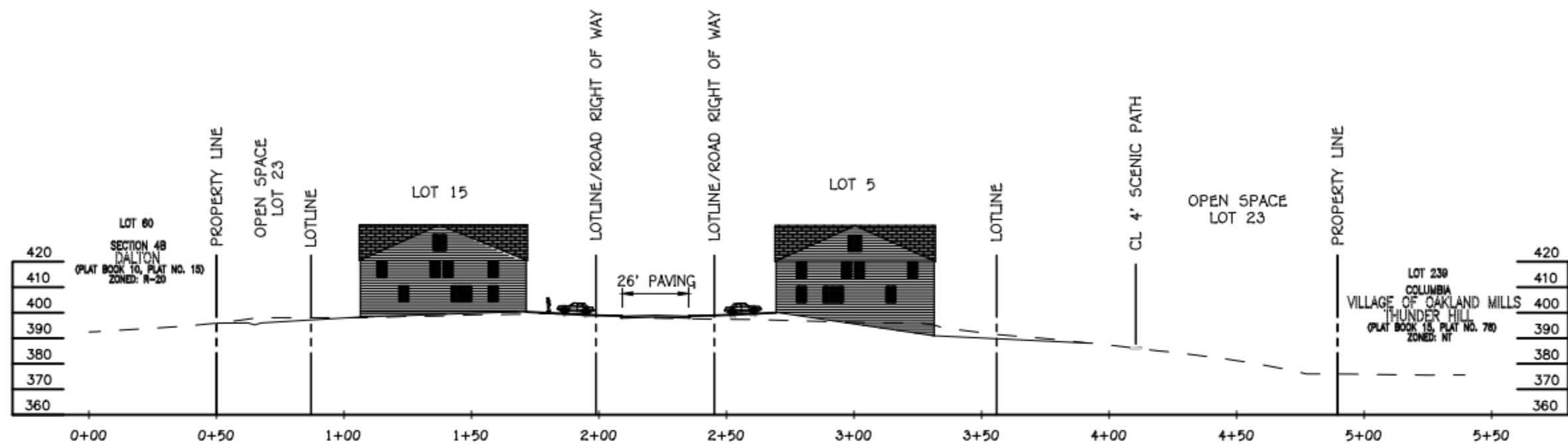
SCHEDULE A - PERIMETER LANDSCAPE EDGE					TOTAL
PERIMETER	P-1	P-2	P-3	P-4	
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	A	A	A	A	
LINEAR FEET OF PERIMETER	802 L.F.	474 L.F.	334 L.F.	349 L.F.	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	$(802/60' = 13.4) = 14$	$(474/60' = 7.9) = 8$	$(334/60' = 5.6) = 6$	$(349/60' = 5.8) = 6$	34
EVERGREEN TREES	0	0	0	0	0
CREST FOR WALL, FENCE OR BORN	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	14	8	6	6	34
EVERGREEN TREES	0	0	0	0	0



SCALE: 1" = 60'

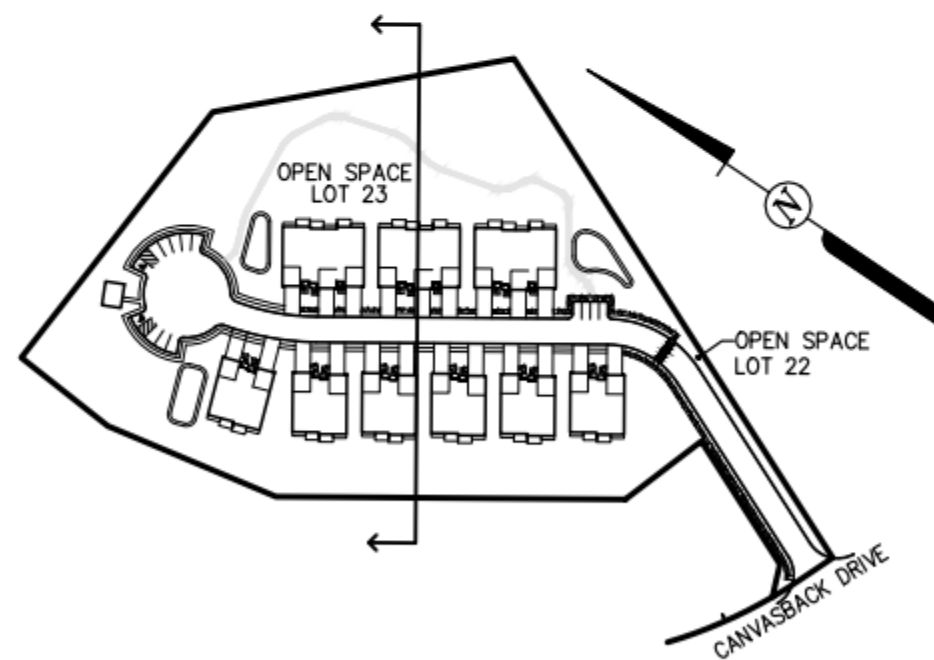
CONDITIONAL USE PLAN
JORDAN OVERLOOK
LOTS 1 THRU 23
(AGE RESTRICTED TOWNHOUSES)

ZONED: R-20
TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.:
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 2018
SHEET 5 OF 26



SITE SECTION PROFILE

SCALE HORZ. 1" = 50'
VERT. 1" = 50'



JORDAN OVERLOOK LOTS 1 THRU 23

(AGE RESTRICTED TOWNHOUSES)

ZONED: R-20

TAX MAP NO.: 30 PARCEL NO.: 509 GRID NO.: 10

SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: AUGUST 2018

SHEET OF 26



PERIMETER LANDSCAPE TREE
AMERICAN LINDEN



PERIMETER LANDSCAPE TREE
WHITE OAK



TYPICAL BENCH PLACED ALONG WALKING PATH
(OLD MILL IMPRESSIONS OR APPROVED EQUAL)



TYPICAL GANG MAIL BOX
(PLACEMENT TO TO DETERMINED AT FINAL PLAN)



TYPICAL ENTRANCE FEATURE
(PLACEMENT TO TO DETERMINED AT FINAL PLAN)



PERIMETER LANDSCAPE TREE
EASTERN WHITE PINE TREE



INTERIOR LANDSCAPE TREE
NELLE R. STEVENS HOLLY



INTERIOR LANDSCAPE TREE
RED SUNSET RED MAPLE



TYPICAL LIGHT POLE
(PLACEMENT TO TO DETERMINED AT FINAL PLAN)



BIO-RETENTION FACILITY
TYPICAL PLANTINGS

MIXED PERENNIALS:	SHRUBS:	MIXED GRASSES:
CUT-LEAF CONEFLOWER	INK BERRY	VIRGINIA SWITCHGRASS
CARDINAL FLOWER	ARROWWOOD	PENDULOUS SEDGE
TRADUSCANT ASTER	BAYBERRY	LITTLE BLUESTEM

JORDAN OVERLOOK
LOTS 1 THRU 23
(AGE RESTRICTED TOWNHOUSES)

ZONED: R-20
TAX MAP NO.: 30 PARCEL NO.: 309 GRID NO.: 10
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST 2018
SHEET 10 OF 26



JORDAN OVERLOOK ACTIVE ADULT

Single family attached 21 units in total



1930'S SILO





REAR YARD VIEWS OF OSPREY CT. FROM SILO







SILO AND OSPREY CT. BACKYARD

SPRINGHOUSE ON NEIGHBORS LOT









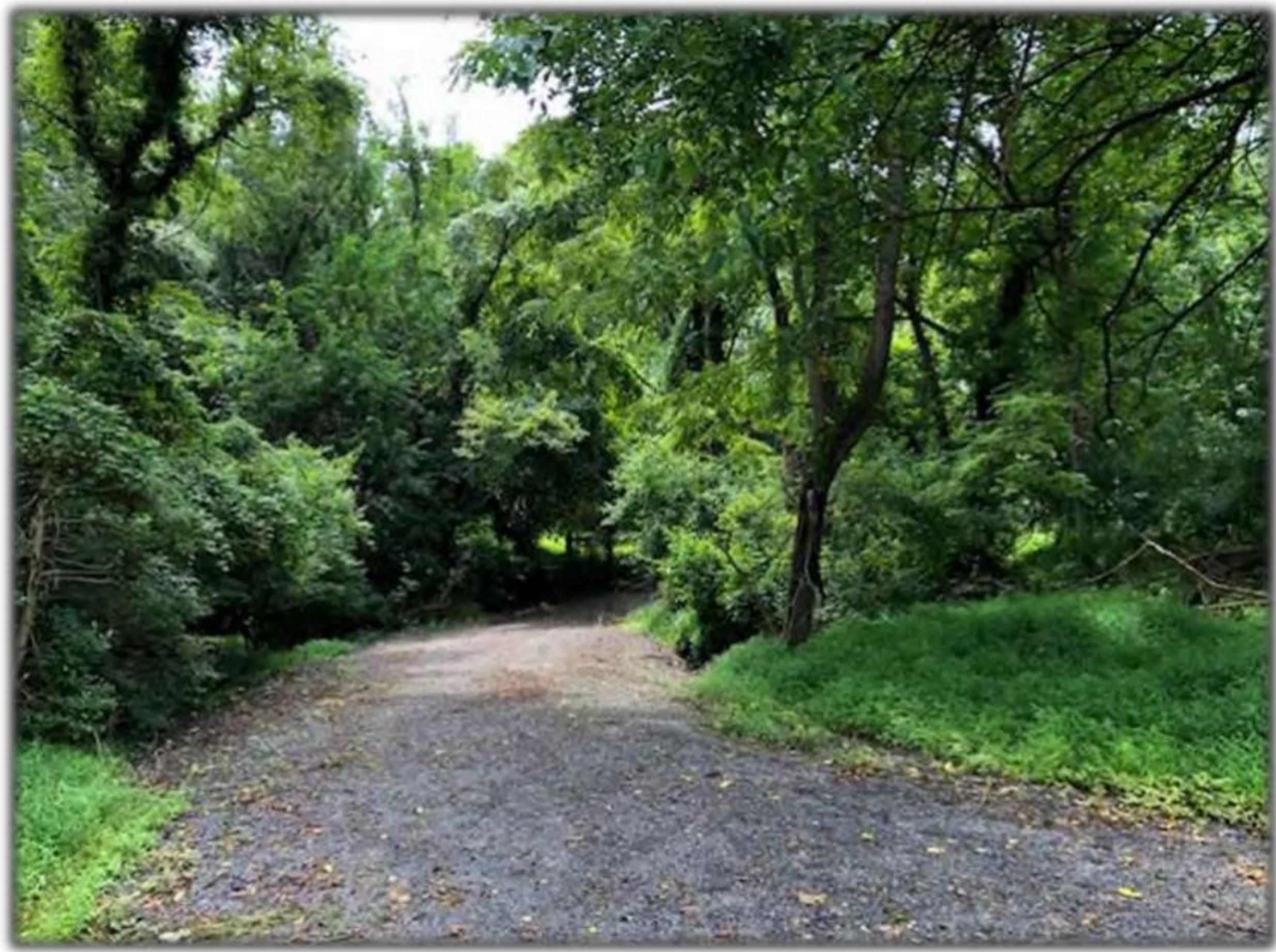








VIEWS INSIDE SITE FROM OLD DRIVEWAY







VIEWS OF REAR YARD OF ADJOINING LOTS













VIEWS OF FRONT YARD OF ADJOINING LOTS

















RYAN HOMES ARCHITECTUAL STYLE

Your house should be more than just a place you keep your things – it should be a welcoming place that you love coming home to. The Bramante will make you so glad you're home. The foyer welcomes you in, past a large bedroom and a convenient arrival center off the garage. The kitchen is a gourmet dream with plenty of counter and cabinet space, and an over-sized island that's perfect for prep work and casual dining. It's open to the dinette and family room so you never miss a minute. Off of the dinette, a covered porch fills your home with light and brings the outdoors in. Tucked off the great room, nearby but still private, a luxurious owner's suite beckons. The standard tray ceiling adds a touch of elegance while the double bowl vanity and huge shower create a spa-like feel. The gigantic closet means storage will never be an issue! An extra bedroom rounds out the first floor, along with the option to turn one of the bedrooms into a flex room with glass doors. The finished lower level can feature a full bath and extra bedroom. No matter what you choose, the Bramante comes in a variety of facades, all with covered entrances.

Andrea Palladio was a Renaissance architect, renowned for his brilliant and innovative designs. So, too, the home that shares his name will delight and inspire with its design. A large foyer welcomes you home, with a bedroom and bath off to one side. Past another bedroom and a large family entry, the rear of the home opens up into an airy and light-filled living space. The large kitchen features an eat-at island and a walk-in pantry. The dinette is perfect for casual dining. The family room has enough space to entertain to your heart's delight while still feeling cozy, especially after you add the optional fireplace! A rear covered porch has enough room for a table and a grill! Make it a screened porch for even more function. Tucked off to the side, the owner's bedroom is a true retreat, featuring a bath with dual vanities and an enormous closet. Don't need all those bedrooms? Turn one of them into a study or dining room by making it a flex room. You can even add double glass doors! Many areas offers an optional finished lower level that can feature a full bath, bedroom, and wet bar. No matter what options you choose, the Palladio comes in a variety of facades, all with covered porches.

SINGLE FAMILY DETACHED ELEVATIONS

RYAN HOMES



POSSIBLE ELEVATIONS

RYAN HOMES

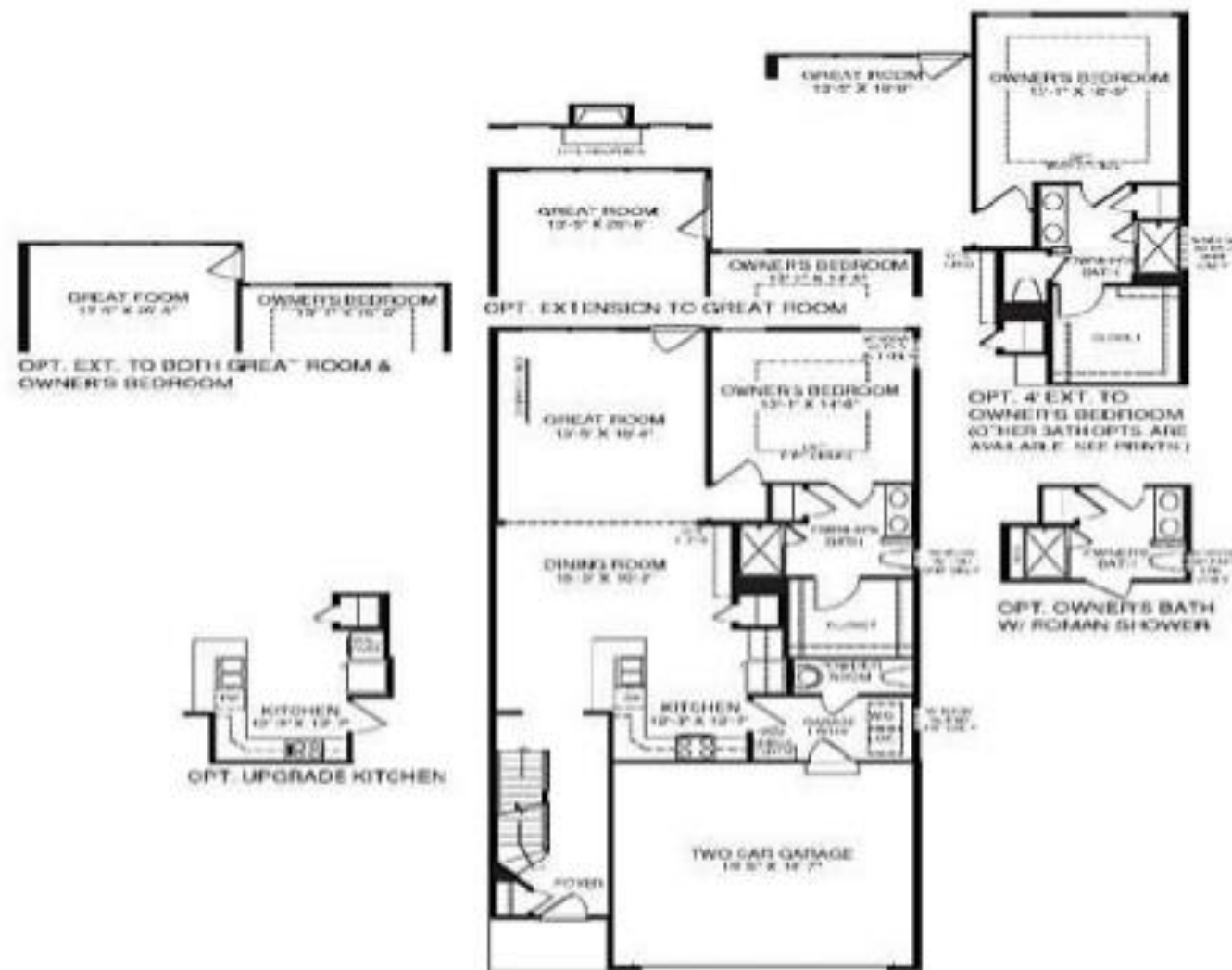


SFA PRODUCT

RYAN HOMES

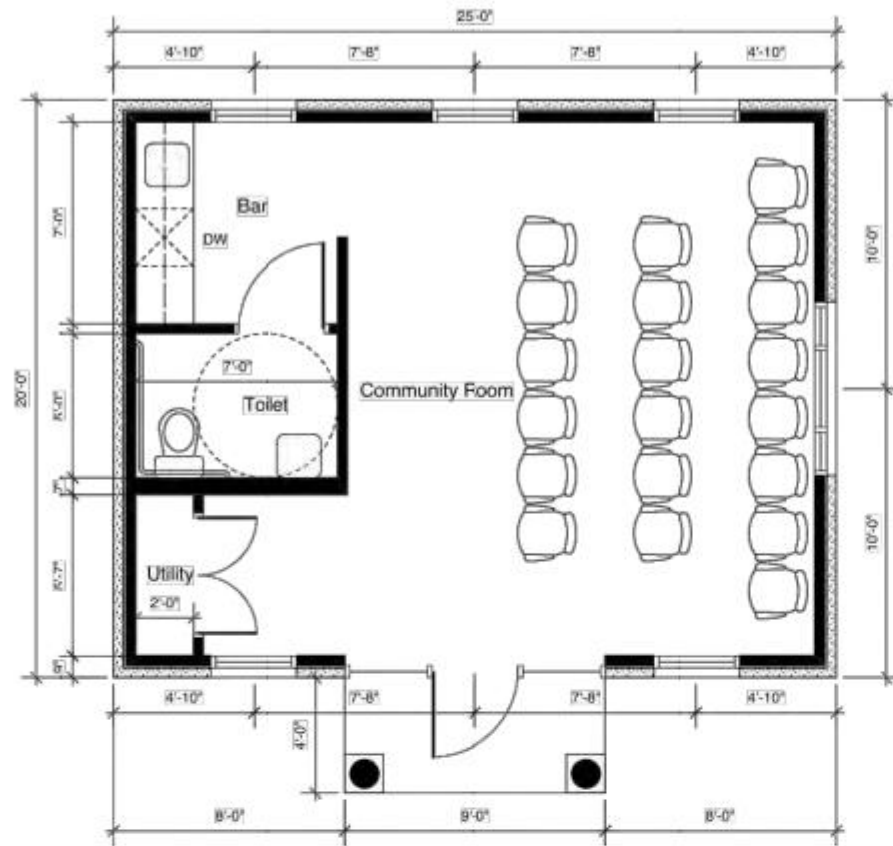


MAIN LEVEL

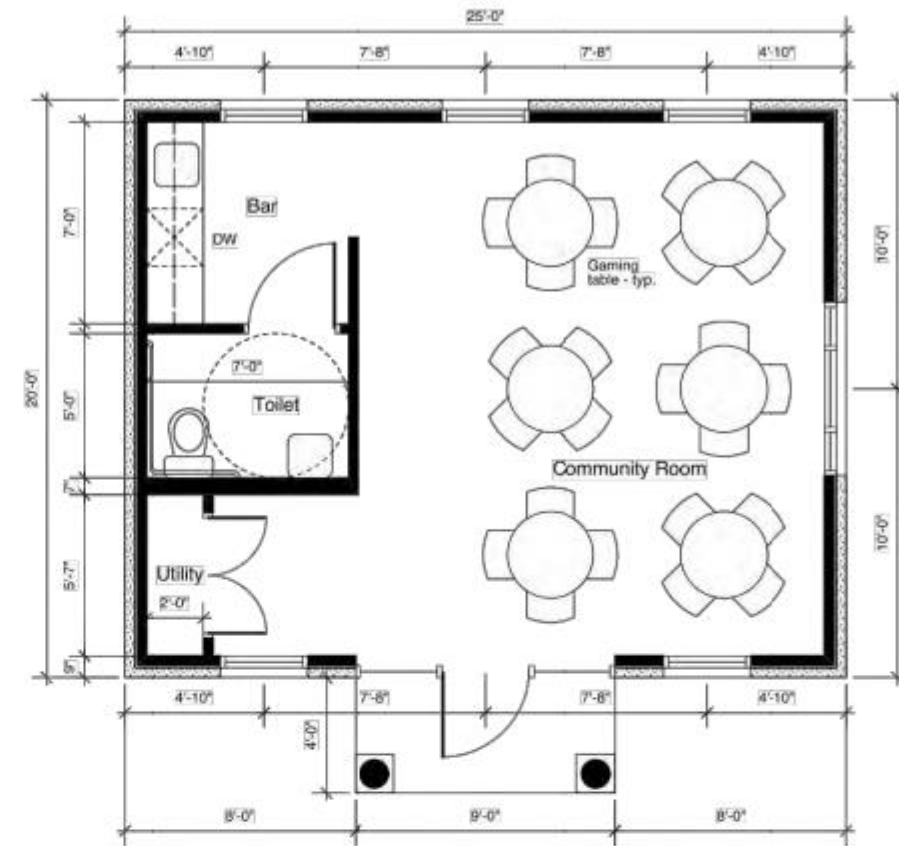


UPPER LEVEL





1a Floor Plan
SK100 Scale: 1/4" = 1'-0"



1b Floor Plan
SK100 Scale: 1/4" = 1'-0"



2 Front Elevation
SK100 Scale: 1/4" = 1'-0"

Fiberglass shingles

HardBoard boards, fascia boards, trim

HardBoard lap siding

Vinyl windows

Painted composite structural column

Stone base



3 Right Side Elevation
SK100 Scale: 1/4" = 1'-0"